

Planning Comments

From: Susannah Homer
Sent: 21 February 2024 17:01
To: Anna Horn
Cc: Planning Comments
Subject: Conservation comments for 24/00173/LBCALT Hill Corner Cottage

Dear Anna

24/00173/LBCALT Hill Corner Cottage

Significance

Hill Corner Cottage is a Grade-II listed building within the Fordcombe Conservation Area. The listing description describes it as:

Early C18 or earlier timber framed house of 2 storeys, 3 and 4 windows, irregular. Hipped tiled roof. Tile hung 1st floor, brick ground floor. C19 and modern square paned casements. Plank doors in moulded frames, No 1 on right return.

Based on the available information it appears that the building was one house, and latterly subdivided into three cottages (referred to as such in the 1975 list description, but is now a single dwelling house once again. The list description states that the building is 18th century with 19th century alterations. The planning history records alterations and extensions in the 20th and 21st centuries. The form, framing, ceiling joists, size of timber, bracing and soot blackening to the roof timbers indicate that this building is an early open medieval Hall House that was later floored over and a chimney inserted in the 17th century.

Impact Assessment

The proposal is for a replacement front door. The Application Form and proposed sketch drawing indicates that the replacement door will be oak.

The main heritage considerations are the impact of the proposed replacement door on the character, appearance and historic interest of the listed building and the character and appearance of the Fordcombe Conservation Area, when considered against sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF chapter 16 policies for conserving and enhancing the historic environment, and policy EN4 of the Sevenoaks Allocations and Development Management Plan (ADMP).

The Design and Access Statement makes reference to the existing front door, stating that it appears to be a cheap replacement circa 1970 in softwood, and that it is now in need of replacement. However, no detailed information about the existing door is provided and there are no existing or proposed plans.

In accordance with para 200 of the NPPF and applicant should describe the significance of any heritage assets affected, and that the 'level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Conclusion

Based on the limited information submitted, it is not possible to assess the impact of the proposal on the special interest of the heritage assets (NPPF para 200).

Please would the applicant provide detailed information about the existing door (this could include photographs and drawings), and existing and proposed drawings.

Kind regards

Susannah

Susannah Homer
Senior Conservation Officer
Strategic Planning

(Please note my working days: Tuesday, Wednesday and Thursday)

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This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

You are advised to seek your own independent advice on any issues raised in this email.